\$739,900 - 4308 40 Street Nw, Calgary

MLS® #A2212460

\$739,900

5 Bedroom, 2.00 Bathroom, 1,136 sqft Residential on 0.14 Acres

Varsity, Calgary, Alberta

Enjoy this vintage bungalow located across the street from Varsity Acres Elementary School, a stone's throw from the community centre and major routes. Only minutes to downtown, U of C, and Market Mall too! Whether you are going to keep the style or put your own touches on this home, the basics are there. A well sized plan, solid construction, mature foliage on an absolutely huge lot. There are three bedrooms up, two down and two full baths, so enough room for everyone. Most of the windows have been done and there is a newer walk in shower in the main bath. This location does not come along every day, so do not miss this!



Essential Information

MLS® # A2212460 Price \$739,900

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,136

Acres 0.14

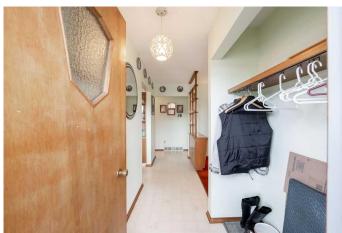
Year Built 1964

Type Residential

Sub-Type Detached Style Bungalow

Status Active







Community Information

Address 4308 40 Street Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3A 0H6

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bookcases, No Smoking Home

Appliances Dryer, Electric Stove, Humidifier, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Landscaped, Reverse Pie Shaped Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 17th, 2025

Days on Market 13

Zoning R-CG

Listing Details

Listing Office Royal LePage Solutions

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